

Recording requested by:

STEWART TITLE-Riverside

DOCUMENTARY TRANSFER TAX = \$0.00

NO CONSIDERATION

And when recorded, mail to:

Surveyor's Office
City of Riverside
Public Works Department
3900 Main Street
Riverside, California 92522

DOC # 2003-798162

10/09/2003 08:00A Fee:19.00

Page 1 of 5

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



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	1		5						
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A	R	L			COPY	LONG	REFUND	NCHG	EXAM

FOR RECORDER'S OFFICE USE ONLY

Project: LL CASE - P03-0242

A.P.N. PORs. 225-160-001, 002, 003 & 007

LL - P03-0242



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): **THE VONS COMPANIES, INC., a Michigan corporation.**

Pursuant to Section 66412 of the Government Code of the State of California and Section 18.37 of the Riverside Municipal Code, a Certificate of Compliance for Lot Line Adjustment is hereby issued creating the 1 parcel(s) of real property located in the City of Riverside, County of Riverside, State of California, as described in **Exhibit "A"** attached hereto and incorporated herein by this reference, and which parcel(s) comply with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE.

511235534

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

KEN GUTIERREZ
PLANNING DIRECTOR

By: Jol A L L 8/21/03
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside } ss

On Aug 21 2003, before me Francisca Andrade
(date) (name)

a Notary Public in and for said State, personally appeared

John A. Swiecki
Name(s) of Signer(s)

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Francisca Andrade
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

() Attorney-in-fact
() Corporate Officer(s)
Title _____

Title _____

() Guardian/Conservator
() Individual(s)
() Trustee(s)
() Other

() Partner(s)
() General
() Limited

The party(ies) executing this document is/are representing:



City of Riverside

Certificate of Compliance for Lot Line Adjustment No. P03-0242

PARCEL B

Those portions of Parcels 3 and 4 of Parcel Map No. 13044, on file in Book 109 of Parcel Maps, Pages 66 through 68 thereof, Records of Riverside County, those portions of Lots 11 and 12 of Hays-Fluke Tract, on file in Book 22 of Maps, Page 93 thereof, Records of said Riverside County, and that portion of the Northeast one-quarter of Section 34, Township 2 South, Range 5 West, S.B.B.&M., all in the City of Riverside, County of Riverside, State of California, being described as follows:

COMMENCING at the Northeast corner of Parcel 5 of said Parcel Map No. 13044;

Thence along the northerly line of said Parcel 5, the following 3 courses:

- 1.) S.89°16'30"W., a distance of 159.07 feet, to an angle point therein;
- 2.) Thence S.00°01'36"E., a distance of 102.94 feet, to an angle point therein;
- 3.) Thence S.89°15'59"W., a distance of 145.58 feet, being the **POINT OF BEGINNING**;

Thence S.00°49'52"E., a distance of 285.72 feet;

Thence S.89°10'08"W., a distance of 175.52 feet, to the easterly line of Parcel 2 of said Parcel Map No. 13044;

Thence N.00°02'06"W. along said easterly line, a distance of 19.16 feet, to the Southeast Corner of said Parcel 4;

Thence S.89°14'21"W. along the southerly line of said Parcel 4, a distance of 74.08 feet;

Thence N.00°49'52"W., a distance of 241.21 feet;

Thence N.89°10'08"E., a distance of 13.00 feet;

Thence N.00°49'52"W., a distance of 73.68 feet, to the northerly line of said Parcel 4;

Thence N.89°14'00"E. along the northerly lines of said Parcels 4 and 3, a distance of 232.95 feet, to the Northeast corner of said Parcel 3;


Thence S.00°46'38"E. along the easterly line of said Parcel 3, a distance of 48.15 feet, to the most westerly Northwest corner of said Parcel 5;

Thence N.89°15'59"E. along the northerly line of said Parcel 5, a distance of 3.43 feet, to the Point of Beginning.

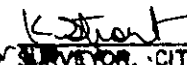
The above described parcel of land contains 1.85 acres, more or less.


KCT CONSULTANTS, INC.

Prepared Under the Supervision of:


Marissa Crowther PLS No. 6152
Date: Aug. 19th 2003



DESCRIPTION APPROVAL 8/20/2003
 for SURVEYOR, CITY OF RIVERSIDE by —

 KCT

K:\Clients\1235 Westminster - Plaza\Legal Des\1235-01 LLA-B.doc



2003-798162
10/09/2003 08:00A
3 of 5

LL-P03-0242

Merrill Avenue

Existing Parcels

- 1.) Parcel 3, PM No. 13044
- 2.) Parcel 4, PM No. 13044
- 3.) Parcel 5, PM No. 13044
- 4.) Portions of Lots 5, 'B', Lots 6, 11 & 12, Hays Fluke Tract, MB 22/93, & Portion North 1/2 Section 34 per Record of Survey 53/41



SCALE: 1"=200'

Parcel Map No. 13044

PM 109/66-68

2

Proposed Parcels

- 1.) Parcel A
- 2.) Parcel B
- 3.) Parcel C
- 4.) Parcel D

Parcel C 4
Parcel B 3
Parcel A 5

Parcel D
HAYS FLUKE TRACT
MB 22/93

Por. North 1/2
Section 34

Not a Part

Not a Part

De Anza Avenue

Beatty Drive

Sunnyside Drive

Sunnyside Drive

Riverside Avenue

Sunnyside Drive

Central Avenue

San Diego Ave.



Prepared under the supervision of:

MARISSA CROWTHER, PLS 6152

DATE:

City of Riverside

Lol Line Adjustment No. P03-0242

KCT CONSULTANTS, INC.

Civil Engineers - Surveyors - Planners

P.O. Box 5705 Riverside, CA 92571-0705
4344 Latham St., Suite 200, Riverside, CA 92501
Phone: 951-541-8840 Fax: 951-541-8845
e-mail: kct@kctconsultants.com

EXHIBIT "B"

Sheet 1 of 2

Scale: 1"=200'

Dec. 2002

WO 1235-01

LLA-1



2003-798162
10/09/2003 08:00A
4 of 5

H:\1235\01-Riv-Plaza\Survey\LLA\01-WC-LLA-01-1.dwg
Print Date: 10/09/2003 1:00pm 1 Page

2520-P03-0242

Recording requested by:

STEWART TITLE-Riverside

DOCUMENTARY TRANSFER TAX = \$0.00
NO CONSIDERATION

And when recorded, mail to:

Surveyor's Office
City of Riverside
Public Works Department
3900 Main Street
Riverside, California 92522

DOC # 2003-798166

10/09/2003 08:00A Fee:19.00

Page 1 of 5

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.	
	1		5							
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FOR RECORDER'S OFFICE USE ONLY

Project: LL CASE - P03-0242

A.P.N. POR. 225-160-007

LL - P03-0242



CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): **3545 CENTRAL LLC, an Illinois limited liability company.**

Pursuant to Section 66412 of the Government Code of the State of California and Section 18.37 of the Riverside Municipal Code, a Certificate of Compliance for Lot Line Adjustment is hereby issued creating the 1 parcel(s) of real property located in the City of Riverside, County of Riverside, State of California, as described in **Exhibit "A"** attached hereto and incorporated herein by this reference, and which parcel(s) comply with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE.

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

KEN GUTIERREZ
PLANNING DIRECTOR

By: Jal A S 08/21/03
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside } ss

On Aug. 21, 2003, before me Francisca Andrade
(date) (name)

a Notary Public in and for said State, personally appeared

John A. Swiecki
Name(s) of Signer(s)

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Francisca Andrade
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

() Attorney-in-fact
() Corporate Officer(s)
Title _____

Title _____

() Guardian/Conservator
() Individual(s)
() Trustee(s)
() Other

() Partner(s)
() General
() Limited

The party(ies) executing this document is/are representing:



ZONING ADMINISTRATOR
CITY OF RIVERSIDE

KEN GUTIERREZ
PLANNING DIRECTOR

By: Jal A. L. 08/21/03
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

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County of Riverside } ss

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(date) (name)

a Notary Public in and for said State, personally appeared

John A. Swiecki
Name(s) of Signer(s)

☒ personally known to me - OR - ☐ proved to me on the basis of
satisfactory evidence to be the person(s)
whose name(s) is/are subscribed to the
within instrument and acknowledged to me
that he/she/they executed the same in
his/her/their authorized capacity(ies), and
that by his/her/their signature(s) on the
instrument the person(s), or the entity upon
behalf of which the person(s) acted,
executed the instrument.



WITNESS my hand and official seal.

Francisca Andrade
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
() Corporate Officer(s)

Title _____

Title _____

- () Guardian/Conservator
() Individual(s)
() Trustee(s)
() Other

- () Partner(s)
() General
() Limited

The party(ies) executing this
document is/are representing:



Merrill Avenue

Sunnyside Drive

De Anza Avenue

Beatty Drive

Sunnyside Drive

Sunnyside Drive

Existing Parcels

- 1.) Parcel 3, PM No. 13044
- 2.) Parcel 4, PM No. 13044
- 3.) Parcel 5, PM No. 13044
- 4.) Portions of Lots 5, 'B', Lots 6, 11 & 12, Hays Fluke Tract, MB 22/93, & Portion North 1/2 Section 34 per Record of Survey 53/41



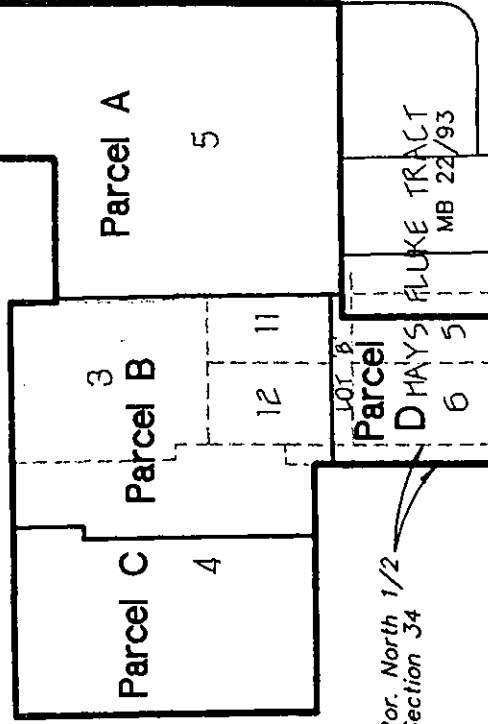
SCALE: 1"=200'

Proposed Parcels

- 1.) Parcel A
- 2.) Parcel B
- 3.) Parcel C
- 4.) Parcel D

2

Parcel Map No. 13044
PM 109/66-68



Por. North 1/2
Section 34

Not a Part

Not a Part

Central Avenue

De Anza Ave



Prepared under the supervision of:

MARISSA CROWTHER, PLS 6152

DATE:

City of Riverside
Lot Line Adjustment No. P03-0242

KCT CONSULTANTS, INC.

Civil Engineers - Surveyors - Planners
P.O. Box 3702 Riverside, CA 92517-2705
4344 Latham St., Suite 200, Riverside, CA 92501
Phone: 951-511-6640 Fax: 951-511-6645
e-mail: info@kctconsultants.com



EXHIBIT "B"

Sheet 1 of 2

Scale: 1"=200'

Dec. 2002

WO 1235-01

LLA-1



2003-738166
10/09/2003 09:09A
4 of 5

LL-P03-D242

Parcel Map No. 13044

PM 109/66-68

NW Cor. Parcel 4

S89°14'00"W 430.13'

197.18'

N89°10'08"E

13.00'

S00°46'00"E 314.88'

241.21'

N00°49'52"W

74.08'

N89°14'21"E 258.62'

184.54'

SW Cor. Parcel 4

POB Par. C

Parcel C
135 acres

4

Parcel B
185 acres

3

Parcel A
244 acres

5

Point of Commencement
Parcels B, C & D

Point of Beginning
Parcel A

NE Cor. Parcel 5

S89°15'59"W 149.01'

145.58'

S00°01'36"E

102.94'

159.07'

S89°16'30"W

399.75'

44'

SE Cor. Parcel 5

300.53'

324.00'

N89°16'00"E

159.18'

N00°02'00"W

159.18'

169.97'

S00°02'06"E 189.13'

74.08'

SE Cor. Parcel 2

Parcel 2

Par. NE 1/4
Section 34

152.20'

Parcel D
0.60 acres
RS 53/41

6

FLUKE TRACT
MB 22/93

LOT B

See Detail

11

12

POB Par. D

S89°10'08"W 175.52'

19.16'

S00°49'52"E

285.72'

296.81'

300.53'

324.00'

N89°16'00"E

159.18'

N00°02'00"W

159.18'

169.97'

S00°02'06"E 189.13'

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SE Cor. Parcel 2

Parcel 2

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MB 22/93

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S00°02'06"E 189.13'

74.08'

SE Cor. Parcel 2

Parcel 2

Par. NE 1/4
Section 34

152.20'

Recording requested by:

STEWART TITLE-Riverside

DOCUMENTARY TRANSFER TAX = \$0.00
NO CONSIDERATION

And when recorded, mail to:

Surveyor's Office
City of Riverside
Public Works Department
3900 Main Street
Riverside, California 92522

DOC # 2003-798164

10/09/2003 08:00A Fee:19.00

Page 1 of 5

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MSC
	1		5						
									MA
A	R	L			COPY	LONG	REFUND	NCHG	EXAM

FOR RECORDER'S OFFICE USE ONLY



Project: LL CASE - P03-0242
A.P.N. POR. 225-160-001

LL - P03-0242

CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT

Property Owner(s): **WESTMINSTER CENTRAL LLC, an Illinois limited liability company.**

Pursuant to Section 66412 of the Government Code of the State of California and Section 18.37 of the Riverside Municipal Code, a Certificate of Compliance for Lot Line Adjustment is hereby issued creating the 1 parcel(s) of real property located in the City of Riverside, County of Riverside, State of California, as described in **Exhibit "A"** attached hereto and incorporated herein by this reference, and which parcel(s) comply with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE.

511235534

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

KEN GUTIERREZ
PLANNING DIRECTOR

By: Jol ASE 8/21/03
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside } ss

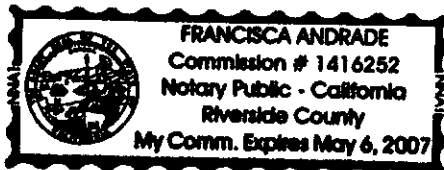
On Aug. 21, 2003, before me Francisca Andrade
(date) (name)

a Notary Public in and for said State, personally appeared

John A. Swiecki

Name(s) of Signer(s)

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Francisca Andrade
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
() Corporate Officer(s)

Title _____

Title _____

- () Guardian/Conservator
() Individual(s)
() Trustee(s)
() Other

- () Partner(s)
() General
() Limited

The party(ies) executing this document is/are representing:



City of Riverside
Certificate of Compliance for Lot Line Adjustment No. P03-0242

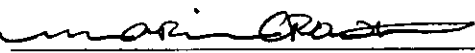
PARCEL C

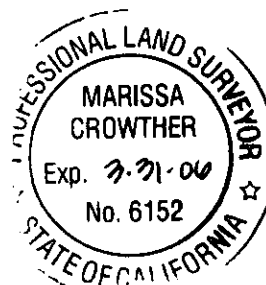
That portion of Parcel 4 of Parcel Map No. 13044, on file in Book 109 of Parcel Maps, Pages 66 through 68 thereof, Records of Riverside County, in the City of Riverside, County of Riverside, State of California, being described as follows:

COMMENCING at the Northeast corner of Parcel 5 of said Parcel Map No. 13044;
 Thence along the northerly line of said Parcel 5, the following 3 courses:
 1.) S.89°16'30"W., a distance of 159.07 feet, to an angle point therein;
 2.) Thence S.00°01'36"E., a distance of 102.94 feet, to an angle point therein;
 3.) Thence S.89°15'59"W., a distance of 145.58 feet;
 Thence S.00°49'52"E., a distance of 285.72 feet;
 Thence S.89°10'08"W., a distance of 175.52 feet, to the easterly line of Parcel 2 of said Parcel Map No. 13044;
 Thence N.00°02'06"W. along said easterly line, a distance of 19.16 feet, to the Southeast Corner of said Parcel 4;
 Thence S.89°14'21"W. along the southerly line of said Parcel 4, a distance of 74.08 feet, to the **POINT OF BEGINNING**;
 Thence N.00°49'52"W., a distance of 241.21 feet;
 Thence N.89°10'08"E., a distance of 13.00 feet;
 Thence N.00°49'52"W., a distance of 73.68 feet, to the northerly line of said Parcel 4;
 Thence S.89°14'00"W. along said northerly line, a distance of 197.18 feet, to the Northwest corner of said Parcel 4;
 Thence S.00°46'00"E. along the westerly line of said Parcel 4, a distance of 314.88 feet, to the Southwest corner of said Parcel 4;
 Thence N.89°14'21"E. along the southerly line of said Parcel 4, a distance of 184.54 feet, to the Point of Beginning.

The above described parcel of land contains 1.35 acres, more or less.

KCT CONSULTANTS, INC.
 Prepared Under the Supervision of:


 Marissa Crowther PLS No. 6152
 Date: Aug. 14 2003



DESCRIPTION APPROVAL 8/20/2003
K. Crowther
 for SURVEYOR, CITY OF RIVERSIDE by _____

 KCT

K:\Clients\1235 Westminster -Plaza\Legal Des\1235-01 LLA-C.doc



2003-798164
 10/09/2003 08:00A
 3 of 5

LL-P03-0242

Merrill Avenue

Existing Parcels

- 1.) Parcel 3, PM No. 13044
- 2.) Parcel 4, PM No. 13044
- 3.) Parcel 5, PM No. 13044
- 4.) Portions of Lots 5, 'B', Lots 6, 11 & 12, Hays Fluke Tract, MB 22/93, & Portion North 1/2 Section 34 per Record of Survey 53/41



SCALE: 1"=200'

2

Parcel Map No. 13044
PM 109/66-68

Proposed Parcels

- 1.) Parcel A
- 2.) Parcel B
- 3.) Parcel C
- 4.) Parcel D

Parcel C 4
Parcel B 3
Parcel A 5
Parcel D HAYS FLUKE TRACT MB 22/93
Lots 5, 6, 11, 12

Por. North 1/2
Section 34

Not a Part

Not a Part

De Anza Avenue

Beatty Drive

Sunnyside Drive

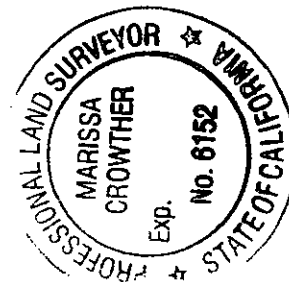
Sunnyside Drive

Riverside Avenue

Sunnyside Drive

Central Avenue

San Diego Ave.



Prepared under the supervision of:

MARISSA CROWTHER, PLS 6152

DATE: _____

City of Riverside

Lot Line Adjustment No. F03-0242

KCT CONSULTANTS, INC.



Civil Engineers - Surveyors - Planners
P.O. Box 5705 Riverside, CA 92517-0705
4341 Lufkin St., Suite 200, Riverside, CA 92501
Phone: 951-541-9840 Fax: 951-541-8845
e-mail: kct@kctconsultants.com

EXHIBIT "B"

Sheet 1 of 2

Scale: 1"=200'

Dec. 2002

WO 1235-01

LLA-1



2003-798164
10/09/2003 08:00A
4 of 5

LL-P03-0242

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Plot Date: 10/09/2003 1:10pm 1 Page

Parcel Map No. 13044

PM 109/66-68

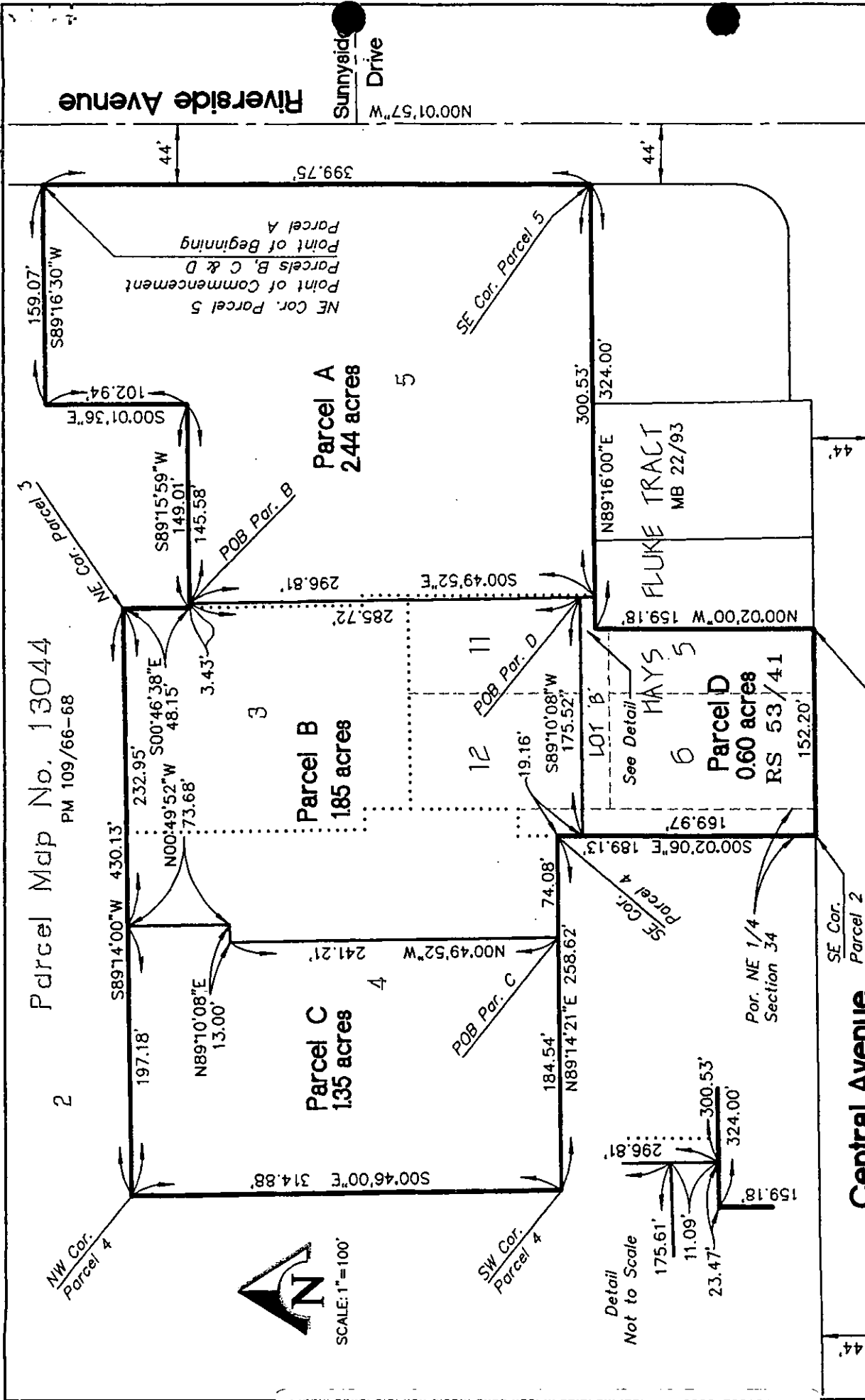


EXHIBIT "B"

Sheet 2 of 2

Scale: 1"=100'

Dec. 2002

WO 1235-01

City of Riverside

Lot Line Adjustment No. P03-0242

KCT CONSULTANTS, INC.

Civil Engineers - Surveyors - Planners

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4341 Lusher St., Suite 200, Riverside, CA 92501

Phone: (951) 514-8840 Fax: (951) 514-8845

e-mail: kct@kctconsultants.com

LEGEND

..... Existing Lotline to be Deleted

--- Underlying Lotlines (Previously Merged)

Record of Survey, RS 53/41

Central Avenue

Parcel 2

Parcel 4

Parcel 5

Parcel 6

Parcel 7

Parcel 8

Parcel 9

Parcel 10

Parcel 11

Parcel 12

Parcel 13

Parcel 14

Parcel 15

Parcel 16

Parcel 17

Parcel 18

Parcel 19

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Parcel 86

Parcel 87

Parcel 88

Parcel 89

Parcel 90

Parcel 91

Parcel 92

Parcel 93

Parcel 94

Parcel 95

Parcel 96

Parcel 97

Parcel 98

Parcel 99

Parcel 100

Recording requested by:

STEWART TITLE-Riverside

DOCUMENTARY TRANSFER TAX = \$0.00
NO CONSIDERATION

And when recorded, mail to:

Surveyor's Office
City of Riverside
Public Works Department
3900 Main Street
Riverside, California 92522

DOC # 2003-798158

10/09/2003 08:00A Fee:19.00

Page 1 of 5

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



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FOR RECORDER'S OFFICE USE ONLY

Project: LL CASE - P03-0242

A.P.N. PORs. 225-160-002, 003 & 007

LL - P03-0242



**CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE
FOR LOT LINE ADJUSTMENT**

Property Owner(s): **WESTMINSTER CENTRAL LLC, an Illinois limited liability company.**

Pursuant to Section 66412 of the Government Code of the State of California and Section 18.37 of the Riverside Municipal Code, a Certificate of Compliance for Lot Line Adjustment is hereby issued creating the 1 parcel(s) of real property located in the City of Riverside, County of Riverside, State of California, as described in **Exhibit "A"** attached hereto and incorporated herein by this reference, and which parcel(s) comply with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE.

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

KEN GUTIERREZ
PLANNING DIRECTOR

By: Joe A. S. 8/21/03
PRINCIPAL PLANNER DATE

GENERAL ACKNOWLEDGEMENT

State of California

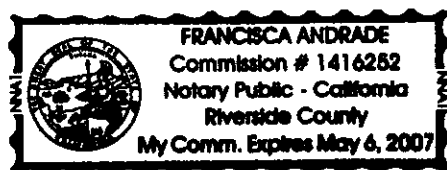
County of Riverside } ss

On Aug. 21, 2003, before me Francisca Andrade
(date) (name)

a Notary Public in and for said State, personally appeared

John A. Swiecki
Name(s) of Signer(s)

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal

Francisca Andrade
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

() Attorney-in-fact
() Corporate Officer(s)
Title _____

Title _____

() Guardian/Conservator
() Individual(s)
() Trustee(s)
() Other

() Partner(s)
() General
() Limited

The party(ies) executing this document is/are representing:



City of Riverside
Certificate of Compliance for Lot Line Adjustment No. P03-0242

PARCEL A

Those portions of Parcels 3 and 5 of Parcel Map No. 13044, on file in Book 109 of Parcel Maps, Pages 66 through 68 thereof, Records of Riverside County, and portions of Lot 11 and Lot 'B' of Hays-Fluke Tract, on file in Book 22 of Maps, Page 93 thereof, Records of said Riverside County, all in the City of Riverside, County of Riverside, State of California, being described as follows:

BEGINNING at the Northeast corner of said Parcel 5;

Thence along the northerly line of said Parcel 5, the following 3 courses:

- 1.) S.89°16'30"W., a distance of 159.07 feet, to an angle point therein;
- 2.) Thence S.00°01'36"E., a distance of 102.94 feet, to an angle point therein;
- 3.) Thence S.89°15'59"W., a distance of 145.58 feet;

Thence S.00°49'52"E., a distance of 296.81 feet, to the westerly prolongation of the southerly line of said Parcel 5;

Thence N.89°16'00"E. along said westerly produced southerly line and along said southerly line, a distance of 300.53 feet, to the southeast corner thereof;

Thence N.00°01'57"W. along the easterly line of said Parcel 5, a distance of 399.75 feet, to the Point of Beginning.

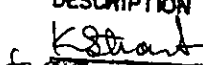
The above described parcel of land contains 2.44 acres, more or less.

KCT CONSULTANTS, INC.
Prepared Under the Supervision of:


Marissa Crowther PLS No. 6152

Date: Aug. 19th 2003



DESCRIPTION APPROVAL 8/20/2003

for SURVEYOR, CITY OF RIVERSIDE



Merrill Avenue

Sunnyside Drive

Riverside Avenue

Sunnyside Drive

Existing Parcels

- 1.) Parcel 3, PM No. 13044
- 2.) Parcel 4, PM No. 13044
- 3.) Parcel 5, PM No. 13044
- 4.) Portions of Lots 5, 'B', Lots 6, 11 & 12, Hays Fluke Tract, MB 22/93, & Portion North 1/2 Section 34 per Record of Survey 53/41



SCALE: 1"=200'

2

Parcel Map No. 13044

PM 109/66-68

Parcel A

5

3

Parcel B

12

11

Parcel C

4

Por. North 1/2
Section 34

Parcel D

6

5

5

HAYS FLUKE TRACT

MB 22/93

Not a Part

Not a Part

Central Avenue

De Anza Ave

EXHIBIT "B"

Sheet 1 of 2

Scale: 1"=200'

Dec. 2002

WO 1235-01

City of Riverside
Lot Line Adjustment No. P03-0242

KCT CONSULTANTS, INC.

Civil Engineers - Surveyors - Planners
P.O. Box 570 Riverside, CA 92517-0705
434 Latham St., Suite 200, Riverside, CA 92501
Phone: 951.514.4940 Fax: 951.514.4945
e-mail: info@kctconsultants.com



Prepared under the supervision of:

MARISSA CROWTHER, PLS 6152

DATE:



LLA-1

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10/23/2003 10:00:00 AM
4 of 5

LL-P03-0242

Parcel Map No. 13044

PM 109/66-68

NW Cor.
Parcel 4

S89°14'00"W 430.13'

197.18'

N89°10'08"E
13.00'

232.95'

S00°49'52"W 48.15'

S00°46'38"E 48.15'

Parcel B
185 acres

Parcel C
135 acres

Parcel A
244 acres

SCALE: 1"=100'



4

3

5

5

Sunnyvale Drive
N00°01'57"W 399.75'

Riverside Avenue

NE Cor. Parcel 5
Point of Commencement
Parcels B, C & D
Point of Beginning
Parcel A
S89°16'30"W 159.07'
S00°01'36"E 102.94'
S89°15'59"W 149.01'
145.58'
POB Par. B
3.43'

SE Cor. Parcel 5
300.53'

S00°49'52"E 296.81'

POB Par. D
11

12

POB Par. C
184.54'

N89°14'21"E 258.62'

N00°49'52"W 241.21'

POB Par. A
19.16'

S89°10'08"W 175.52'

POB Par. B
145.58'

POB Par. C
184.54'

POB Par. D
11

POB Par. E
145.58'

POB Par. F
145.58'

POB Par. G
145.58'

POB Par. H
145.58'

Detail
Not to Scale

175.61'

11.09'

23.47'

300.53'

324.00'

Por. NE 1/4
Section 34

SE Cor.

Parcel 2

SE Cor.

Record of Survey,
RS 53/41

Central Avenue

N89°16'00"E

SE Cor.

Record of Survey,
RS 53/41

SE Cor.

Parcel 2

SE Cor.

Record of Survey,
RS 53/41

SE Cor.

Parcel 2

SE Cor.

SE Cor.

Parcel 2

SE Cor.

Record of Survey,
RS 53/41

SE Cor.

Parcel 2

SE Cor.

Record of Survey,
RS 53/41

SE Cor.

Parcel 2

SE Cor.

LEGEND

..... Existing Lotline to be Deleted

--- Underlying Lotlines
(Previously Merged)

53-2
54-1

SE Cor.

Parcel 2

SE Cor.

Record of Survey,
RS 53/41

SE Cor.

Parcel 2

SE Cor.

Record of Survey,
RS 53/41

SE Cor.

Parcel 2

SE Cor.

City of Riverside
Lot Line Adjustment No. P03-0242



KCT CONSULTANTS, INC.
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Phone: 951-511-8800 Fax: 951-511-8805
E-mail: kct@kctconsultants.com

EXHIBIT "B"

Sheet 2 of 2

Scale: 1"=100'

Dec. 2002

WO 1235-01



2003-798158
10/09/2003 08:00
5 of 5

LL-P03-0242

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